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MINUTES

REGULAR MEETING OF THE BOARD OF COMMISSIONERS OF THE HOUSING AUTHORITY OF THE CITY OF ALAMEDA HELD TUESDAY, JULY 5, 2005

The Board of Commissioners was called to order at 7:46 p.m.

PLEDGE OF ALLEGIANCE

1. ROLL CALL

Present: Commissioner Daysog, deHaan, Gilmore, Matarrese, Torrey and Chair Johnson.

Absent: None.

2. CONSENT CALENDAR

Commissioner Torrey moved acceptance of the Consent Calendar. Commissioner Matarrese seconded except for item 2E which was pulled. Motion carried unanimously. Items accepted or adopted are indicated by an asterisk.

*2-A. Minutes of the Regular Board of Commissioner meeting held April 5, 2005. Minutes were accepted.

*2-B. Minutes of the Special Joint Board of Commissioners and the Alameda Public Financing Authority Meeting held April 19, 2005. Minutes were accepted.

*2-C. Awarding Landscape Maintenance Services Contract. The Board of Commissioners:

1. Awarded the landscape maintenance services contract to Tree Sculpture for an amount not to exceed \$149,000 for FY2006, with an option to renew the contract for up to two additional one-year terms if service is found to be satisfactory and the Board of Commissioners adopts FY2007 and FY2008 budgets providing adequate funding; and
2. Authorized the Executive Director to execute the contract.

*2-D. Recommending Award of Contract for Furnace Replacement. The Board of Commissioners:

1. Awarded a contract to Atlas Heating and Air Conditioning to replace furnaces at Eagle and Parrot Villages for \$96,880 plus an additional 10 percent of that amount for any needed change orders, for an amount not to exceed \$106,568; and
2. Authorized the Executive Director to execute the contract.

2-E. Budget Revision for the Fiscal Year FY2006. Commissioner Gilmore pulled this item from the Consent Calendar. She requested a brief recap of the Section 8 funding crisis and where the Housing Authority stands currently. Executive Director Michael Pucci responded that there has been a complete turnaround. Commissioner Gilmore thanked Mr. Pucci and the Housing Authority staff for doing an outstanding job.

Chair Johnson asked whether the program will be voucher or budget based. Mr. Pucci responded that the voucher program is budget based and we were informed of the budget amount in January for the entire calendar year. She also asked how many households can be helped. Mr. Pucci responded that 1,675 households can be assisted.

Commissioner Daysog asked if there is any virtue in not fully leasing up. Mr. Pucci responded affirmative and that the Housing Authority wants a cushion (surplus).

Commissioner deHaan asked Mr. Pucci if he sees any changes in the rental market. Mr. Pucci responded that the rental market is stable and the Housing Authority will be conducting a rent survey in the next couple of months.

Commissioner Daysog asked about the affect of the rental market on the program. Mr. Pucci responded that increased rents could mean we would help fewer people. We now have a fund surplus so that could help pay for increased rents until we can reduce the program size through attrition.

Chair Gilmore moved adoption of:

- 1. The budget revision for FY2006;
- 2. The resolution for the Conventonal Low-Rent Housing Program No. CA062 Esperanza).

Commissioner deHaan seconded. Motion adopted unanimously.

3. AGENDA

None.

4. ORAL COMMUNICATIONS

None.

5. COMMISSIONER COMMUNICATIONS

Commissioner Torrey provided information to fellow Commissioners from conferences he attended.

6. ADJOURNMENT

There being no further business, Chair Johnson adjourned the meeting at 7:59 p.m.

Attest:

Beverly Johnson, Chair

Michael T. Pucci
Executive Director / Secretary